

(6) RETAIL LAND LOTS FOR SALE IN ODESSA, TX

LAND FOR SALE

521 W MURPHY ST
600 PRAIRIE AVE
928 E 25TH ST
1329 SAN ANDRES DR
2143 E 42ND ST
4221 MAPLE AVE
ODESSA, TX

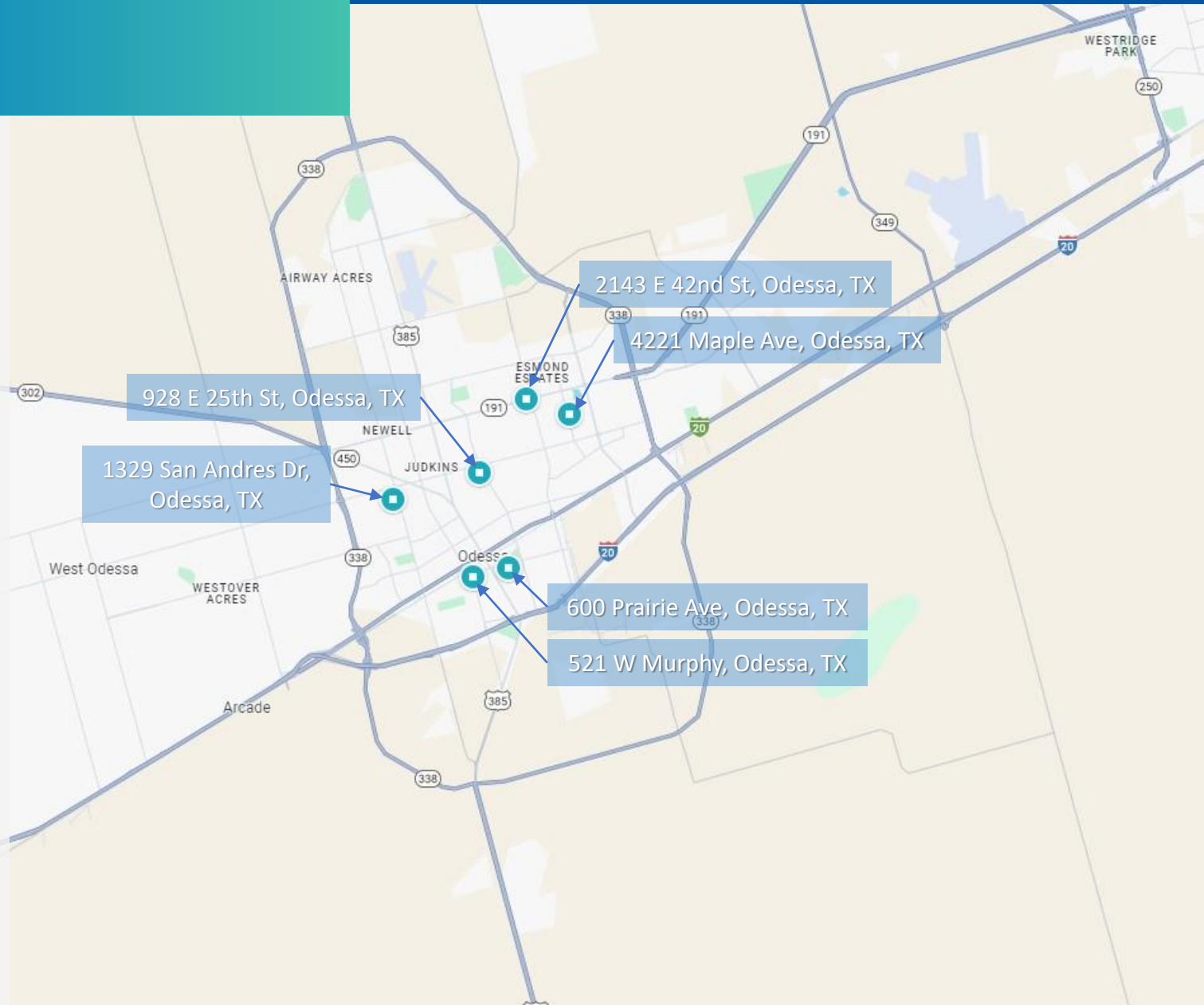
CONTACT BROKER:

JUSTIN DODD

President, Managing Broker

Mobile: 214-534-7976

justin@nrgrealtygroup.com



(6) RETAIL LAND LOTS FOR SALE

VARIOUS LOCATIONS THROUGHOUT ODESSA, TX

PROPERTY OVERVIEW



521 W Murphy, Odessa, TX



600 Prairie Ave, Odessa, TX



928 E 25th St, Odessa, TX



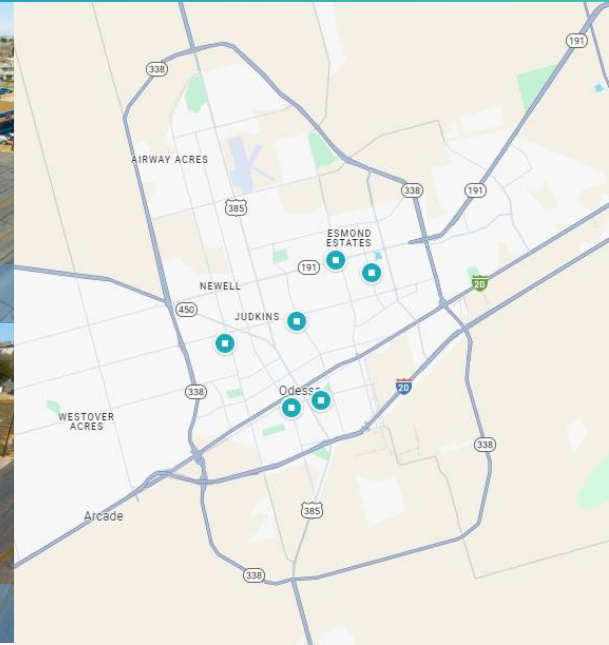
1329 San Andres Dr, Odessa, TX



2143 E 42nd St, Odessa, TX



4221 Maple Ave, Odessa, TX



PROPERTY OVERVIEW

Sale Price:	\$895,000
Total Acreage:	2.4794 Acres
Utilities:	Water, Sewer
Zoning:	Retail/Industrial/General Residential

PROPERTY DESCRIPTION

Six land lots across Odessa, TX available for sale! These land lots range from 0.2732 to 0.6477 Acres for a combine total of 2.4794 Acres. Previously car washes, these lots are ready to be redeveloped into your next business venture. Each lot is connected to city water and sewer. 4/6 lots are zoned retail – the other 2 are Industrial and General Residential. Make your Odessa dreams come true on these retail land lots!

LOCATION DESCRIPTION

Properties located throughout Odessa proper. To view all listings, go this map link: [Odessa Retail Lots](#)

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521 W MURPHY ST, ODESSA, TX

ADDRESS	ACREAGE	UTILITIES	ZONING	IN FLOODPLAIN?
521 W Murphy, Odessa, TX	0.6477	Water, Sewer	Industrial	No



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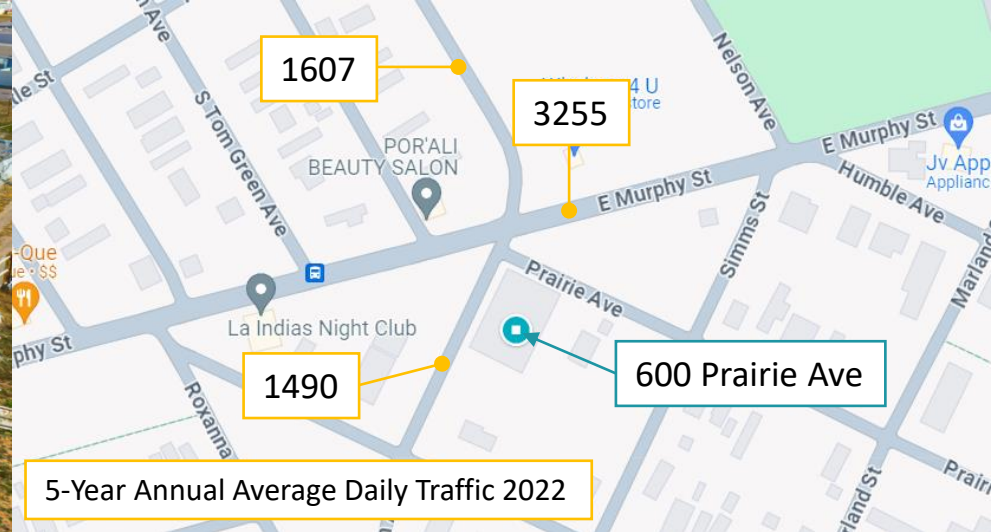


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VARIOUS LOCATIONS THROUGHOUT ODESSA, TX

600 PRAIRIE AVE, ODESSA, TX

ADDRESS	ACREAGE	UTILITIES	ZONING	IN FLOODPLAIN?
600 Prairie Ave, Odessa, TX	0.2732	Water, Sewer	General Residential	Yes



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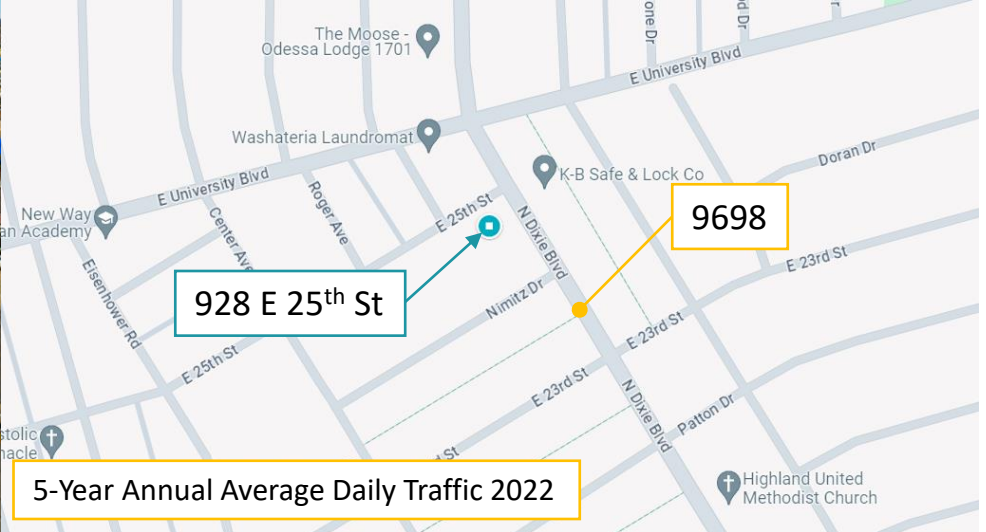


(6) RETAIL LAND LOTS FOR SALE

VARIOUS LOCATIONS THROUGHOUT ODESSA, TX

928 E 25TH ST, ODESSA, TX

ADDRESS	ACREAGE	UTILITIES	ZONING	IN FLOODPLAIN?
928 E 25th St, Odessa, TX	0.3120	Water, Sewer	Retail	No



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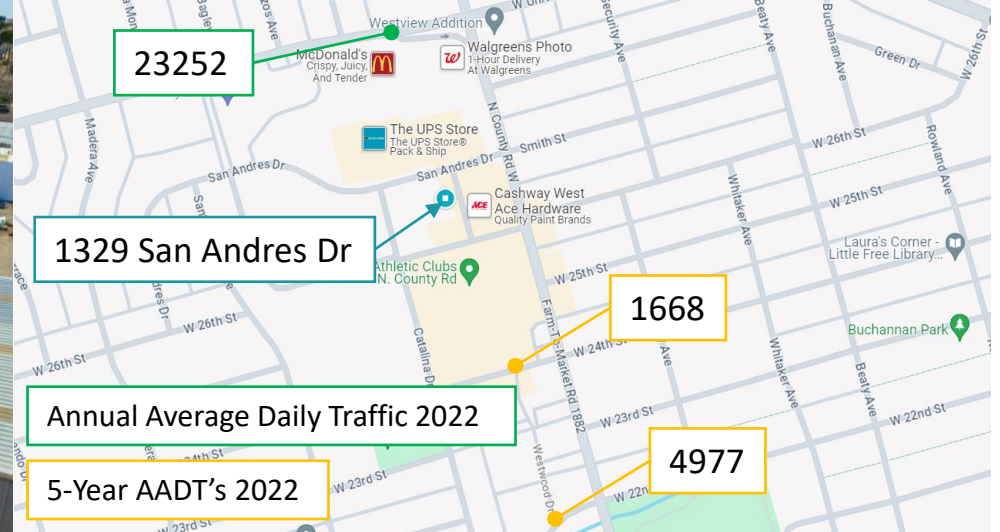


(6) RETAIL LAND LOTS FOR SALE

VARIOUS LOCATIONS THROUGHOUT ODESSA, TX

1329 SAN ANDRES, ODESSA, TX

ADDRESS	ACREAGE	UTILITIES	ZONING	IN FLOODPLAIN?
1329 San Andres Dr, Odessa, TX	0.6135	Water, Sewer	Retail	No



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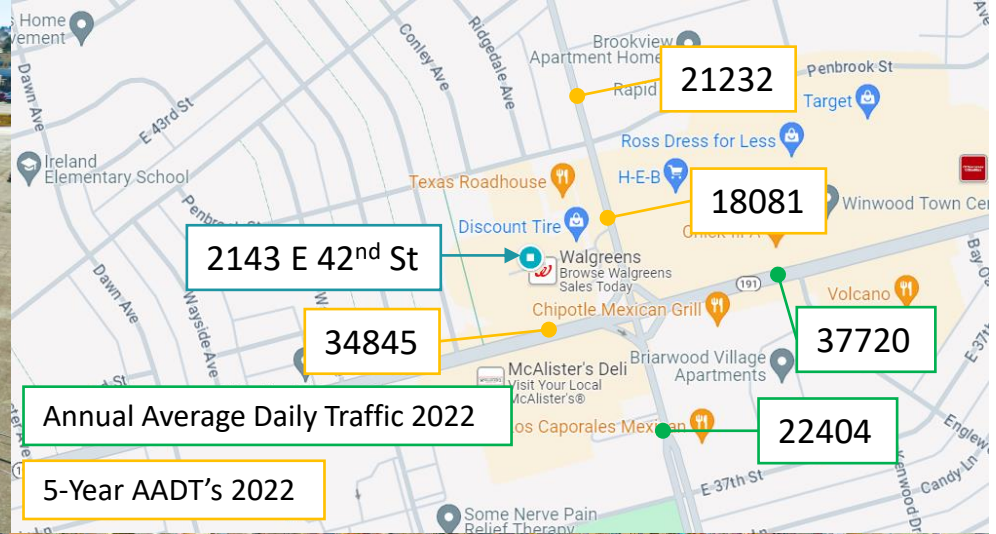


(6) RETAIL LAND LOTS FOR SALE

VARIOUS LOCATIONS THROUGHOUT ODESSA, TX

2143 E 42ND ST, ODESSA, TX

ADDRESS	ACREAGE	UTILITIES	ZONING	IN FLOODPLAIN?
2143 E 42nd St, Odessa, TX	0.3300	Water, Sewer	Retail	No



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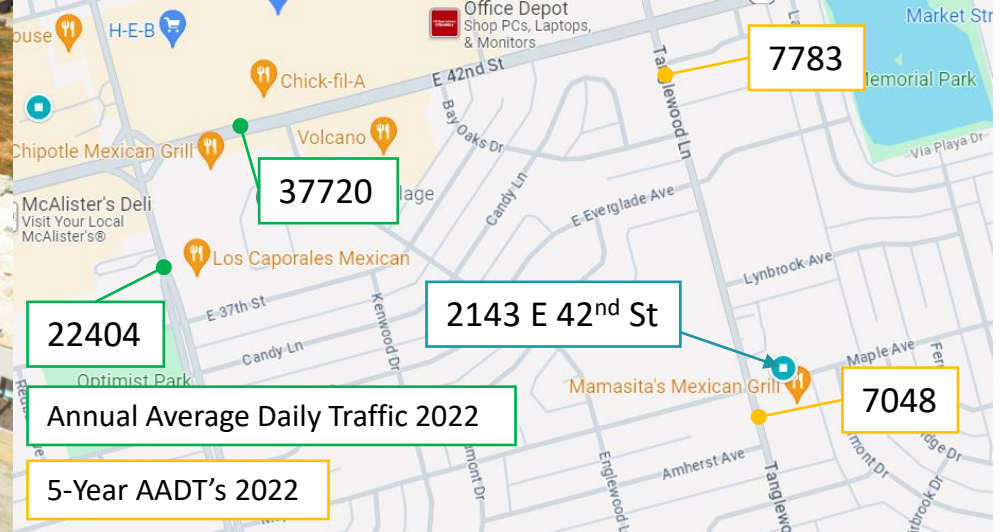


(6) RETAIL LAND LOTS FOR SALE

VARIOUS LOCATIONS THROUGHOUT ODESSA, TX

4221 MAPLE AVE, ODESSA, TX

ADDRESS	ACREAGE	UTILITIES	ZONING	IN FLOODPLAIN?
4221 Maple Ave, Odessa, TX	0.3030	Water, Sewer	Retail	No



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

NRG Realty Group LLC	9004023	justin@nrgrealtygroup.com	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	justin@nrgrealtygroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
John W. B. McDaniel	405514	john@nrgrealtygroup.com	2143254851
Sales Agent/Associate's Name	License No.	Email	Phone
Larry Nielsen	680101	larry@nrgrealtygroup.com	4322600088
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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JUSTIN DODD

President, Managing Broker
Mobile: 214-534-7976
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NRG REALTY GROUP

DALLAS OFFICE

6191 State Highway 161, Suite 430, Irving, TX
214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX
432.363.4777

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